

"DELRAY ACLF" A P.U.D.

LYING IN SECTION 26, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.



STATE OF FLORIDA)
COUNTY OF PALM BEACH) S.S.

THIS INSTRUMENT WAS FILED FOR
RECORD AT 11:14A M.
THIS 9
DAY OF August 19 99
AND DULY RECORDED IN:
PLAT BOOK 85
ON PAGE 146-147

DOROTHY WILKEN
CLERK CIRCUIT COURT.
By *Luigi R. Stally*
DEPUTY CLERK.

146

SHEET 1 OF 2

DEDICATION

KNOWN ALL MEN BY THESE PRESENTS that LAUREL OAKS DEVELOPMENT PARTNERS, a Florida joint venture, owner of the land shown hereon, being in Section 26, Township 46 South, Range 42 East, Palm Beach County, Florida, shown hereon as DELRAY ACLF, being more particularly described as follows:

PARCEL 1:
The East one-half (E 1/2) of Northwest one-quarter (NW 1/4) of Northeast one-quarter (NE 1/4) of Northwest one-quarter (NW 1/4) of Section 26, Township 46 South, Range 42 East, Palm Beach County, Florida, less and except the North fifty (50) feet thereof.

PARCEL 2:
The West one-half (W 1/2) of Northeast one-quarter (NE 1/4) of the Northeast one-quarter (NE 1/4) of the Northwest one-quarter (NW 1/4) of Section 26, Township 46 South, Range 42 East, Palm Beach County, Florida, less and except the North fifty (50) feet thereof.

TOGETHER with a non-exclusive easement for ingress and egress across the following described property:

The North 80 feet of the East one-half (E 1/2) of Northeast one-quarter (NE 1/4) of the Northwest one-quarter (NW 1/4) of Section 26, Township 46 South, Range 42 East, Palm Beach County, Florida.

also being described as follows:

Commencing at the North one-quarter (N 1/4) corner of Section 26, Township 46 South, Range 42 East Palm Beach County, Florida; thence S.89°38'48"W., along the North line of the Northwest one-quarter (NW 1/4) of said Section 26, a distance of 331.89 feet; thence S.00°54'01"E., along the East line of the West one-half (W 1/2) of the Northeast one-quarter (NE 1/4) of the Northeast one-quarter (NE 1/4) of the Northwest one-quarter (NW 1/4) of said Section 26, a distance of 50.00 feet to the POINT OF BEGINNING; thence continue along said line a distance of 626.08 feet; thence S.89°34'28"W., along the South line of the North one-half (N 1/2) of the Northeast one-quarter (NE 1/4) of the Northwest one-quarter (NW 1/4) of said section 26, a distance of 664.66 feet; thence N.00°49'35"W., along the West line of the East one-half (E 1/2) of the Northwest one-quarter (NW 1/4) of the Northeast one-quarter (NE 1/4) of the Northwest one-quarter (NW 1/4) of said section 26, a distance of 626.91 feet; thence N.89°38'48" E. along a line 50 feet south of and parallel to the North line of said Northwest one-quarter (NW 1/4) of said Section 26, a distance of 663.85 feet to the POINT OF BEGINNING.

Said lands situate, lying and being in Palm Beach County, Florida

Containing 9.55 acres more or less.

have caused the same to be surveyed and plotted as shown hereon and do hereby dedicate as follows:

Tract A, as shown hereon, is reserved for LAUREL OAKS DEVELOPMENT PARTNERS, its successors and assigns, for proper purposes and is the perpetual maintenance obligation of said joint venture, its successors and assigns, without recourse to Palm Beach County and will be subject to the provisions as set forth in Official Record Book 8854, Page 1333 and Official Record Book 5460, Page 1683 in favor of Lake Worth Drainage District.

The utility easement as shown hereon is hereby dedicated in perpetuity for the construction and maintenance of utility facilities, including cable television systems. The installation of cable television systems shall not interfere with the construction and maintenance of other utilities.

The buffer easements as shown hereon are hereby reserved for LAUREL OAKS DEVELOPMENT PARTNERS, its successors and assigns, for buffer and other purposes and are the perpetual maintenance obligation of LAUREL OAKS DEVELOPMENT PARTNERS, its successors and assigns, without recourse to Palm Beach County.
A maximum of five (5) foot encroachment by any easement may be permitted.

IN WITNESS WHEREOF, the above-named joint venture has caused these presents to be signed by the general partner of the managing joint venturer, licensed to do business in Florida, this 17th day of June, 1999.

LAUREL OAKS DEVELOPMENT PARTNERS,
A FLORIDA JOINT VENTURE

By: ISG REALTY CORP., INC.,
a Florida Corporation,
as general partner of
Goodstein Florida Realty, Ltd.
as managing joint venturer

WITNESS: *Cheryl K. Olave*
Melinda Ramirez

Steven Goodstein
Steven Goodstein - President

ACKNOWLEDGEMENT:

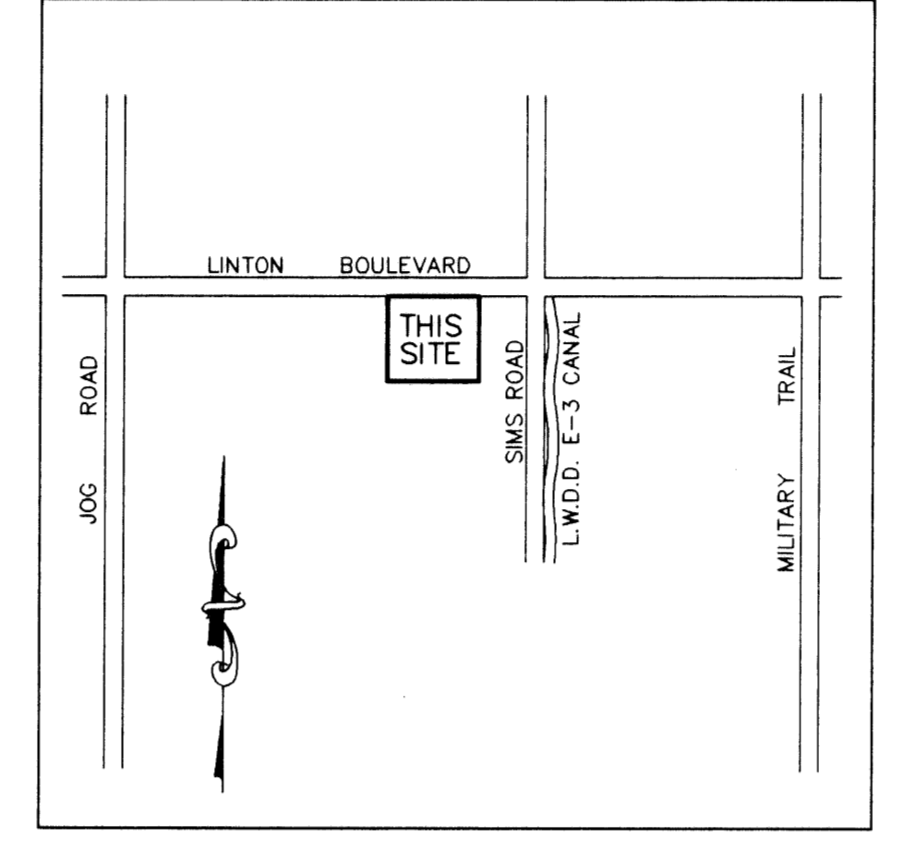
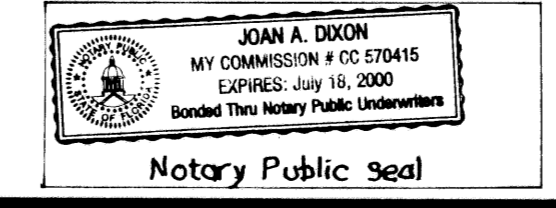
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME personally appeared John P. Dover, (who is personally known) to me, or has produced *Melinda* as identification, and who executed the foregoing instrument as Vice President of POINTE BANK f/k/a POINTE FEDERAL SAVINGS BANK, a Florida Corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that it was affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said corporation.

WITNESS my hand and official seal this 18th day of June, 1999.

My commission expires: 7-18-2000.

Joan A. Dixon
Notary Public



LOCATION SKETCH
(NOT TO SCALE)

ACKNOWLEDGEMENT

STATE OF NEW YORK Florida
COUNTY OF NEW YORK Palm Beach

BEFORE ME personally appeared Steven Goodstein, (who is personally known to me) or has produced _____ as identification, and who executed the foregoing instrument as President of ISG Realty Corp., Inc., a Florida corporation, and severally acknowledged to and before me that he executed such instrument as such officer of said corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that it was affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said corporation.

WITNESS my hand and official seal this 17th day of June, 1999.

My commission expires: _____
Seth I. Cohen
Notary Public
Seth I. Cohen



MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

The undersigned hereby certifies that it is the holder of a mortgage, upon the property described hereon and does hereby join in and consent to the dedication of the land described in said dedication by the owner thereof and agrees that its mortgage which is recorded in Official Record Book 9482 at page 762 and modified in Official Record Book 10166 at page 786, of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its Vice President and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 16th day of June, 1999.

By: *Joan A. Dixon*
f/k/a/ POINTE FEDERAL SAVINGS BANK
a Florida Corporation

WITNESS: *John P. Dover*
John P. Dover - Vice President

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, Seth I. Cohen, a duly licensed attorney in the State of Florida do hereby certify that I have examined the title to the hereon described property; that I find the title to the property is vested in LAUREL OAKS DEVELOPMENT PARTNERS that the current taxes have been paid; that all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon and that there are encumbrances of record but those encumbrances do not prohibit the creation of the subdivision depicted by this plat.

Dated: 6/17/99
By: *Seth I. Cohen*
Seth I. Cohen - Attorney at law,
licensed in Florida

COUNTY APPROVAL

This plat is hereby approved for record pursuant to Palm Beach County Ordinance 95-33, and in accordance with Section 177.071(2), F.S., this 2 day of August, 1999, and has been reviewed by a Professional Surveyor & Mapper employed by Palm Beach County in accordance with Sec. 177.081(1), F.S.

By: *George T. Webb*
George T. Webb, P.E. - County Engineer

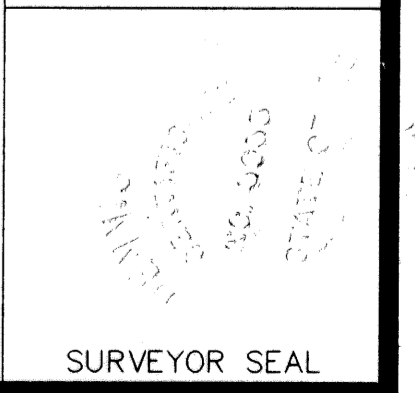
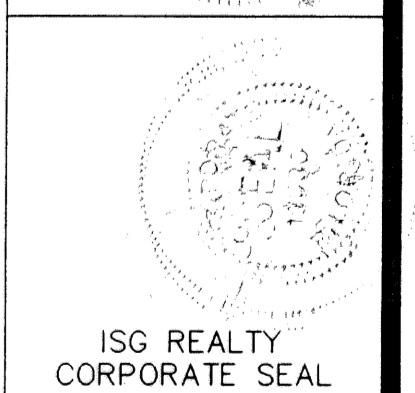
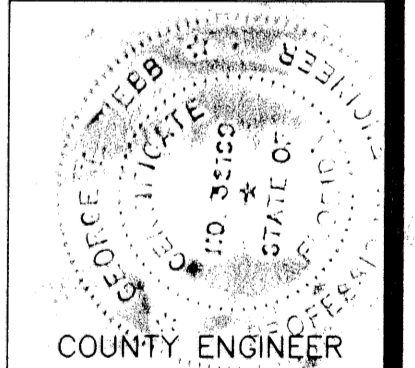
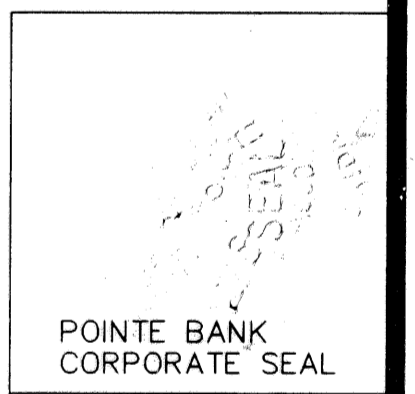
SURVEYOR'S CERTIFICATE

This is to certify that the plat shown hereon is a true and correct representation of a survey made under my responsible direction and supervision; that said survey is accurate to the best of my knowledge and belief; that Permanent Reference Monuments ("P.R.M.s") have been placed as required by law; and, further, that the survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended, and the Ordinances of Palm Beach County, Florida.

Dated: 6/28/99
Dennis J. Leavy
Dennis J. Leavy, P.S.M.
License No. 5055
State of Florida

SURVEYOR'S NOTES

- Bearings depicted hereon are relative to the Palm Beach County section data sheet for section 26/46/42. North line of the northwest 1/4 of said section being monumented and depicting a bearing of S.89°38'48"W. (bearing base)
- All distances shown are ground distances. Coordinates shown hereon are grid coordinates, North American Datum 1983, 1990 adjustment, Florida East Zone, Transverse Mercator Projection, Geodetic Control as established and adopted by the Palm Beach County Survey Section. (See coordinate translation detail, sheet 2 of 2.)
- No buildings or any kind of construction or trees or shrubs shall be placed on any easement without prior written approval of all easement beneficiaries and all applicable county approvals or permits as required for such improvements.
- In those cases where easements of different types cross, drainage easements shall have first priority, utility easements shall have second priority, access easements shall have third priority, and all other easements shall be subordinate to these with their priorities being determined by the use rights granted. There shall be no landscape or above ground encroachments where landscape tracts or easements coincide with maintenance easements or lake maintenance access easements.
- The building setback line shall be as required by current Palm Beach County Zoning Regulations.
- NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.
- indicates Permanent Reference Monument marked PRM 5055.
- U.E. — indicates utility easement.
- L.A.E. — indicates limited access easement.
- B.E. — indicates buffer easement.



Subdivision Delray ACLF
Book 85
Page 146
Flood Zone B
Zoning PUD
Quadrant 37
SE
TAX 477
ZIP CODE 33484
FUD NAME Delray ACLF

THIS INSTRUMENT WAS PREPARED BY:
Dennis J. Leavy, in the offices of
Dennis J. Leavy and Associates, Inc.
460 Business Park Way, Suite D
Royal Palm Beach, Florida 33411
(561) 753 - 0650

Dennis J. Leavy & Associates, Inc.
LAND SURVEYORS & MAPPERS

460 BUSINESS PARK WAY * SUITE D * ROYAL PALM BEACH, FL * 33411
PHONE: (561) 753-0650 FAX: (561) 753-0290

SCALE: 1" = 50'
DRAWN BY: D.J.L.
CHECKED BY:
JOB NO.: 9837 (CAD FILE 9837PLAT)
DATE: August 12, 1998